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levied, assessed or incurred, or to be levied, assessed or incurred when legally due, together with insurance premiums herein required to be paid on the property hereby mortgaged;
THAT he will keep during the continuance of this mortgage the buildings erected on the said mortgaged premises insured against loss by fire insurance and extended coverage for a sum of not less than
2.20,000.00
ments thereon as they fall due and become payable, and that he will maintain and deliver to the mortgagee the said policy of insurance and any other insurance which the mortgager may carry upon the
premises, and cause the same to be made payable to the said mortgages for
nant_s and agree_s that should ha fail in any of these particulars, and the said mortgages pay the premiums and assessments necessary to keep said policy or policies of insurance in fosce, the same so paid, with interest thereon, shall be a lien on the said mortgaged property as though included in the first instance in this mortgage itself.
AND the said mortgagor further covenant a to commit or suffer ro waste, impairment or deterioration of said mortgaged property or any part thereof, and further covenant a to keep the premises hereby mortgaged in good tenantable repair, in the judgment of the said mortgagee 11.8 presemble premises hereby mortgaged in good tenantable repair, in the judgment of the said mortgagee 11.8 presemble premises hereby mortgaged in good tenantable repair, in the judgment of the said mortgagee 11.8 presemble premises hereby mortgaged in good tenantable repair, in the judgment of the said mortgagee 11.8 presemble premises hereby mortgaged in good tenantable repair, in the judgment of the said mortgagee 11.8 presemble premises hereby mortgaged in good tenantable repair, in the judgment of the said mortgagee 11.8 presemble premises hereby mortgaged in good tenantable repair, in the judgment of the said mortgagee 11.8 presemble premises hereby mortgaged in good tenantable repair, in the judgment of the said mortgagee 11.8 presemble premises hereby mortgaged in good tenantable repair, in the judgment of the said mortgagee 11.8 presemble premises hereby mortgaged in good tenantable repair, in the judgment of the said mortgagee 11.8 presemble premises hereby mortgaged in good tenantable repair, in the judgment of the said mortgage in good tenantable repair.
THAT if default shall be made in the payment of the <u>promissory note</u> aforesaid at maturity, and the interest thereon, or any installment of principal or interest, or in the payment of any renewal in whole or in part or the interest thereon, when the same shall mature and become payable, or in the performance of any
covenant herein contained, then it shall be lawful for the mortgages, oritspresent.represe-
missa hereby mortgaged or so much thereof as may be necessary to satisfy and pay said debt, interest and all costs incident to said sale at the Court House door in Frederick, Maryland, or on the premises, at public auction, for cash, after having given at least twenty (20) days' previous notice of such sale inserted in some newspaper published in Frederick County, Maryland, of the time, place, manner and terms of sale, and to apply the proceeds of such sale to the payment, in the first place, of all costs, taxes, charges and insurance premiums hereinabove and hereinafter provided, together with the expenses attending such sale, including the usual equity commissions and
reasonable counsel fee, and then to the payment of the <u>promissory note</u> aforesaid, or renewal thereof, with all interest due thereon to the date of payment, and the surplus, if any, shall be paid to the said mort-
gagor, or to
THAT if the said mortgagor shall default in the performance of any of the things hereby covenanted to
be done and performed by him and the property herein mortgaged shall be advertised for sale under the power of sale herein contained, then and if for any cause said sale shall not be made as provided in said advertisement of sale, in that event the costs and expenses of sale which have accrued up to the time of the discontinuance of said sale, including counsel fees, and one-half commissions upon the amount of the debt and the interest then unpaid, in this mortgage mentioned, shall be part of the mortgage debt herein mentioned, and the said mortgagor—covenant 2 and agree 3 that he will pay the same.
THAT if during the continuance of this mortgage the mortgagor shall fail to pay all taxes, assessments, water rent, public dues and charges when legally due, upon the payment of such taxes, assessments, water rent, public dues and charges by the mortgagee, or assignee, such sums as shall be paid with interest thereon shall be a debt of the mortgagor and a lien on the herein mortgaged property as though included in the first instance in the mortgage itself.
WITNESS: Coord Wallace Davis, Jr., Trustee under the Last Will and Testament of George Wallace Davis, deceased.
Janni S. Muier Naomi B. Winer (SEAL)
man was Mark
F Lyman Windolph